



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jon Vegna, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, January 25, 2018

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair or Clerk prior to 8:30 a.m.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

8:30 A.M.

CALL TO ORDER

Meeting was called to order at 8:30 A.M. by Commissioner Miller.

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

(All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

CONSENT CALENDAR

- 1. 18-0048** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 11, 2018.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

Roger Trout, Planning and Building Department Director, responded to a prior inquiry from Commissioner Williams on the cell tower located by Greenstone Road.

COMMISSIONERS' REPORTS

Commissioner Williams made inquiries on the following: (a) Status of El Dorado Hills Apartments' Fiscal Analysis; (b) Estimated date when Tribal gas station will be finalized; and (c) Board date to consider appeal on the Tiger Lily site of Conditional Use Permit S17-0007.

PUBLIC FORUM / PUBLIC COMMENT

Sue Taylor provided a handout titled Public Service Values for Commissioners.

18-0218 Public Forum / Public Comment (See Attachment)

AGENDA ITEMS

- 2. 18-0049** Hearing to consider the Heritage Carson Creek The Retreat Clubhouse project (Conditional Use Permit S17-0009)** to allow for the construction and operation of 9,998 square foot clubhouse with a 2,000 square foot multi-purpose outdoor patio area on property identified by Assessor's Parcel Number 117-680-10, consisting of 2.74 acres, in the El Dorado Hills area, submitted by Lennar Homes of California; and staff recommending the Planning Commission take the following actions:
- 1) Find the project Statutorily Exempt under California Environmental Quality Act Guidelines Section 15182; and
 - 2) Approve Conditional Use Permit S17-0009 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Approve staff's recommended actions.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

- 3. 18-0096** Hearing to consider the AT&T CAF3 project (Conditional Use Permit S17-0010)* to allow for the construction of six separate wireless telecommunication facilities consisting of six new monopine towers ranging in size from 125 to 162.5 feet, with individual ground equipment with fencing on properties identified as follows: (a) Site 1-Grizzly Flats: Assessor’s Parcel Number 041-250-27, consisting of 10.71 acres, in the Grizzly Flats area, Supervisorial District 2; (b) Site 2-Kelsey: Assessor’s Parcel Number 088-320-13, consisting of 5.00 acres, in the Kelsey area, Supervisorial District 4; (c) Site 3-Sweeney’s Crossing: Assessor’s Parcel Number 041-900-07, consisting of 10.00 acres, in the Grizzly Flats area, Supervisorial District 2; (d) Site 4-Green Springs Valley: Assessor’s Parcel Number 102-190-27, consisting of 15.07 acres, in the El Dorado Hills area, Supervisorial District 4; (e) Site 5-Fair Play: Assessor’s Parcel Number 094-060-35, consisting of 2.86 acres, in the Fair Play area, Supervisorial District 2; and (f) Site 6-Greenwood: Assessor’s Parcel Number 074-100-24, consisting of 15.19 acres, in the Greenwood area, Supervisorial District 4, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Conditional Use Permit S17-0010 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 2)

Public Comment: S. Cullinane, D. Kunder, S. Taylor

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve staff’s recommended actions and correct the typo in the third sentence of Conditon of Approval 8 from "Develpment Services" to "Planning Commission".

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

- 4. 18-0098** Community Development Services, Planning and Building Department providing a public workshop on the Creekside Plaza project (Rezone Z10-0009/Planned Development PD10-0005/Parcel Map P10-0013) to present information on the Draft Environmental Impact Report which is undergoing a 60-day public review from December 12, 2017 to February 9, 2018 and to receive public input. No formal action by the Planning Commission will be taken.
- (Supervisorial District 3)

Public Comment: B. Smart, S. Taylor

No Action Taken.

- 5. 18-0119 Community Development Services, Planning and Building Department providing a public workshop on Planning processes and procedures. No formal action by the Planning Commission will be taken.

Public Comment: S. Taylor

No Action Taken.

- 6. 18-0099 Clerk of the Planning Commission recommending the Commission elect a Chair, First Vice-Chair, and Second Vice-Chair for 2018, with those selections becoming effective at the next regular meeting.

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to elect Commissioner Miller as Chair for 2018.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

A motion was made by Commissioner Vegna, seconded by Commissioner Miller, to elect Commissioner Williams as First Vice-Chair for 2018.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to elect Commissioner Vegna as Second Vice-Chair for 2018.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

ADJOURNMENT

Meeting was adjourned at 11:49 A.M. by Commissioner Miller.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.